

Galbraith

HEATHERBANK

GOLF COURSE ROAD, PORTPATRICK, STRANRAER



HEATHERBANK, GOLF COURSE ROAD, PORTPATRICK, STRANRAER

A spacious 4-bedroom bungalow situated in an elevated position with views over Portpatrick, the North Channel and Irish coast beyond.

Stranraer 7.7 miles ■ Ayr 57.7 miles ■ Dumfries 76.2 miles

Acreage 0.16 acres

Guide Price £290,000

- 1 reception room. 4 bedrooms
- Conditional planning permission approved to create a 1.5 storey property.
- Elevated decking with sea views.
- Solar panels providing quarterly income from FiTS.
- Extensive storage space below the property.
- Garden
- Parking

Galbraith

Castle Douglas
01556 505346
castledouglas@galbraithgroup.com



SITUATION

Heatherbank is situated in an elevated position above the highly desirable seaside village of Portpatrick with views over the village and the North Channel beyond.

Portpatrick, has a number of shops, a primary school, church, putting green, beachfront hotels & restaurants and in the summer you will find people dining al fresco as they admire the stunning sea view. Portpatrick RNLi Lifeboat is launched from the harbour and can be seen going out to sea for both rescues and training days. There are good walking opportunities, including walks to Sandeel Bay and Lairds Bay, and from Portpatrick you can take a short walk up to Dunskey Castle, a 16th century ruin, set around a small bay with cliffs forming the backdrop. For the more adventurous hill walkers you can walk the Southern Upland Way, with Portpatrick providing the start or end point in the West. Stranraer is the nearest major town, less than 8 miles from Heatherbank, where there is a secondary school, primary schools, hospital (Galloway Community Hospital), supermarkets, shops, offices, hotels, restaurants, and a train station. The port of Cairnryan, just over 6 miles from Stranraer, has two ferry operators running passenger and freight services to Northern Ireland. There are a number of golf courses in the area including Dunskey Golf Club, within walking distance at the top of Golf Course Road, Stranraer Golf Club, Wigtownshire County Golf Club and the famous Turnberry Golf Course is approximately 43 miles from Portpatrick. Both curling and horse riding are also very popular in the area, Stranraer & District Riding Club offers training and holds regular events, and curling is available at the North West Castle, Stranraer.

DESCRIPTION

Heatherbank is a charming bungalow with glorious sea views, especially from the raised decking, which provides the ideal place to sit and relax whilst enjoying the vista. The entrance vestibule opens to the main hall and the 'L' shaped sitting room/dining area. This double aspect room is flooded with natural light and a picture window, spanning 3.45m, frames the view and there is ample space for a sociable dining table and chairs. The kitchen adjacent has a breakfast bar, with space and plumbing below for white goods, and a range of fitted floor and wall cupboards. A new electric cooker and fridge/freezer have been installed. Additional space is provided in the 'boiler room' which houses an EHC electric boiler (renewed in 2022). The electrics were renewed in April 2024 and the new consumer unit is housed in a kitchen cupboard.

The hall opens to all accommodation including four bedrooms, one of the rooms overlooking the garden has fitted cupboards and bookshelves and serves as a study/library. The two front facing bedrooms have fitted wardrobes and benefit from the views over the village to the North Channel beyond. Heatherbank has a spacious shower room, fitted with a double shower, and there is an additional WC cloakroom adjacent.

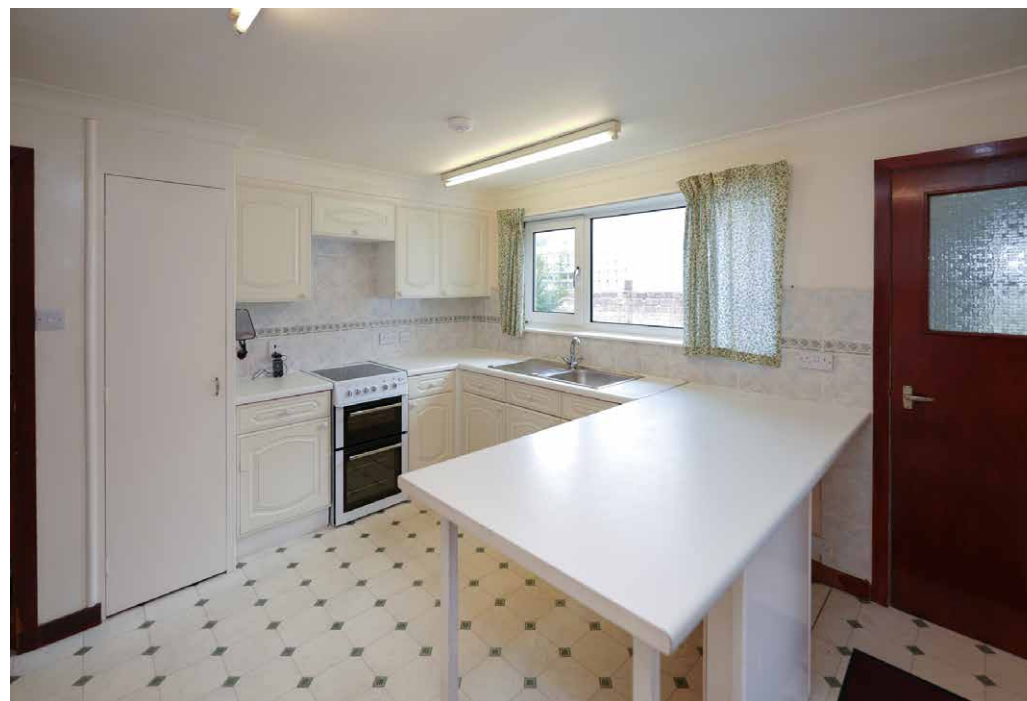
Eleven solar panels have been installed on the roof and a small quarterly income is received from FiTS payments. The Feed in Tariff Scheme started in April 2011 and will continue until April 2036.

The loft space at Heatherbank is partly floored and planning permission has been conditionally granted to raise the roof and form first floor accommodation. Please refer to Planning Reference: 23/1267/FUL on Dumfries and Galloway Council website.

In addition there is storage space below the property, extending the full length of Heatherbank, with restricted head height. From the entrance on the side of the property the head height is approximately 1.6m and this reduces considerably based on the gradient of the land.

Heatherbank is currently a blank canvas offering the potential to live in, whilst developing or extending further depending on the needs and requirements of the new owner.

This property is situated in a highly desirable area of Portpatrick, ideal for a family or couple and offering the opportunity to work from home, living within walking distance from the sea front, local shops and restaurants.





ACCOMMODATION

Ground Floor: Entrance Vestibule. Sitting Room/Dining Room. Kitchen. Boiler Room. Shower Room. WC Cloakroom. 4 Bedrooms.

GARDEN AND GROUNDS

A gated entrance opens into Heatherbank, with a flower border extending in towards the property from Golf Course Road. There is ample parking for more than one vehicle and a small timber garden shed is situated on the grass. The garden is mainly laid to lawn, with a variety of mature shrubs and trees. A hedgerow provides the boundary to the front and sides, and a wall to the rear. A paved pathway continues around the property and steps lead up to the stunning elevated decking overlooking Portpatrick and the coastline beyond.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Electric Central Heating	Band F	F24	Connection to cabinet available.	Yes

DIRECTIONS

As you enter Portpatrick turn right on to Heugh Road for 0.4 miles, then turn right on to Golf Course Road. The entrance into Heatherbank is the second entrance on the left.

POST CODE

DG9 8TB



WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: sting.sprinkler.visitor

SOLICITORS

Hunter and Murray
Lewis Street
Stranraer

LOCAL AUTHORITY

Dumfries and Galloway Council

FIXTURES AND FITTINGS

All carpets, curtains, blinds and white goods are included, no other items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection.

IMPORTANT NOTES

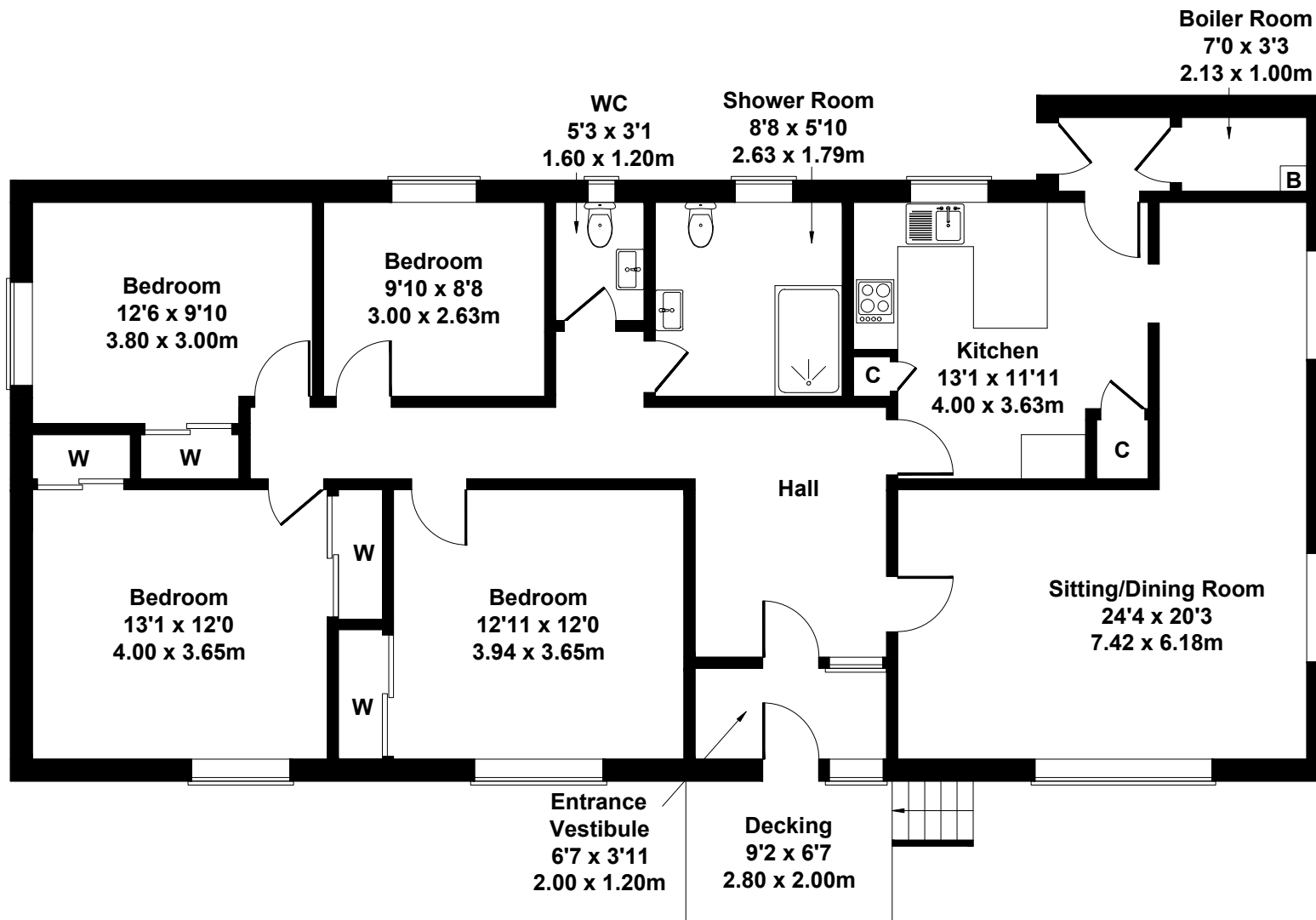
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2024 and June 2025.



Heatherbank, Golf Course Road, Portpatrick, DG9 8TB

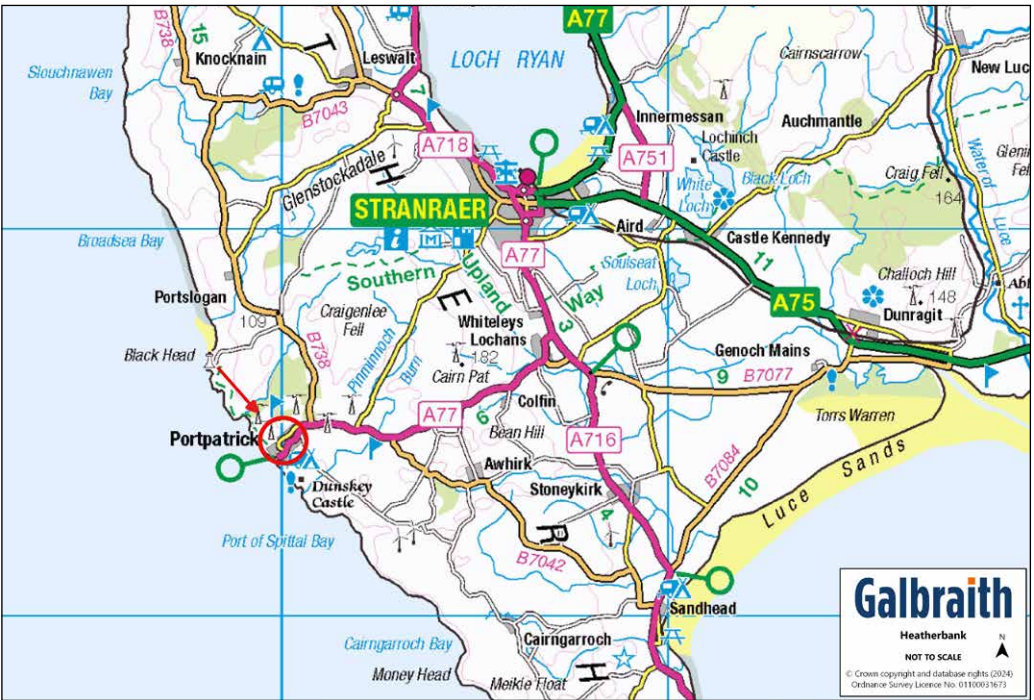
Approximate Gross Internal Area

1442 sq ft - 134 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Galbraith